118.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	657,000 / 657,000
					USE VALUE:	657,000 / 657,000
					ASSESSED:	657,000 / 657,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ELWERN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KERNEY JOHN T ETAL/TRUSTEES	
Owner 2:	CATHERINE E KERNEY IRREVOCABLE	
Owner 3:		
Street 1:	7 ELWERN ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	KERNEY PETER J-CATHERINE E -
Owner 2:	-
Street 1:	7 ELWERN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,774 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4774.000	262,700		394,300	657,000
Total Card	0.110	262,700		394,300	657,000
Total Parcel	0.110	262,700		394,300	657,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.49 | /Parcel: 374.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75965

GIS Ref

GIS Ref

Insp Date 12/01/18

!9153!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,700	0	4,774.	394,300	657,000	657,000	Year End Roll	12/18/2019
2019	101	FV	214,100	0	4,774.	388,600	602,700	602,700	Year End Roll	1/3/2019
2018	101	FV	214,100	0	4,774.	298,500	512,600	512,600	Year End Roll	12/20/2017
2017	101	FV	214,100	0	4,774.	281,600	495,700	495,700	Year End Roll	1/3/2017
2016	101	FV	214,100	0	4,774.	259,100	473,200	473,200	Year End	1/4/2016
2015	101	FV	200,500	0	4,774.	242,200	442,700	442,700	Year End Roll	12/11/2014
2014	101	FV	200,500	0	4,774.	223,000	423,500	423,500	Year End Roll	12/16/2013
2013	101	FV	200,500	0	4,774.	223,000	423,500	423,500		12/13/2012

PRINT

Date	Time
12/10/20	23:39:48

LAST REV

Date	Time
02/19/19	12:52:28

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9153

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KERNEY PETER J-	67232-93		5/11/2016	Convenience	1	No	No		
	15255-551		10/1/1983		1	No	No		A

USER DEFINED

Prior Id # 1:	75965
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
11/16/2018	MEAS&NOTICE	HS	Hanne S
1/31/2018	Mail Update	EMK	Ellen K
12/2/2008	Meas/Inspect	336	PATRIOT
4/20/2000	Inspected	276	PATRIOT
2/15/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4774		Sq. Ft.	Site		0	70.	1.18	6									394,256						394,300	

Total AC/HA:	0.10960	Total SF/SM:	4774	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	394,256	Spl Credit		Total:	394,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322687
Depreciation:	60020
Depreciated Total:	262667

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB 1		

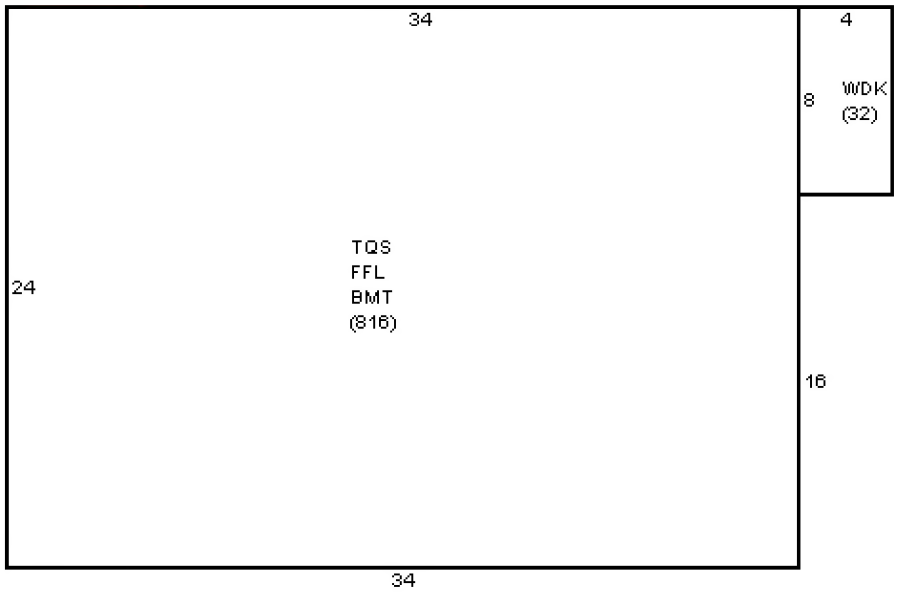
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	53.050	43,285
FFL	First Floor	816	140.330	114,511
TQS	3/4 Story	612	140.330	85,883
WDK	Deck	32	15.840	507
	Net Sketched Area:	2,276	Total:	244,186
Size Ad	1428	Gross Are	2480	FinArea 1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	115.42
Final Total:	262700	Val/Su SzAd	183.96

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: